

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: ARNOLDS PARK  
Local Government Number: 30G272

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ARNOLDS PARK URBAN RENEWAL	30001	1
ARNOLDS PARK #2 URBAN RENEWAL	30002	1
ARNOLDS PARK BRIDGES BAY URBAN RENEWAL	30026	1

**TIF Debt Outstanding: 9,857,970**

<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 07-01-2015 Cash Balance</b>
<b>as of 07-01-2015:</b>	<b>-12,192</b>	<b>0</b>
		<b>Restricted for LMI</b>

TIF Revenue:	758,399
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>758,399</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	678,476
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>678,476</b>

<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 06-30-2016 Cash Balance</b>
<b>as of 06-30-2016:</b>	<b>67,731</b>	<b>0</b>
		<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 9,111,763**

## Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL  
 UR Area Number: 30001  
 UR Area Creation Date: 04/1990

The plan is intended to stabilize, revitalize and improve the community by encouraging development and providing the opportunity for creating a vital, dynamic and competitive economic development area for Arnold's Park according to the Comprehensive Plan.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM	30067	30068	31,574,614

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,148,700	38,040,600	0	0	-11,112	62,178,188	0	62,178,188
Taxable	0	13,458,928	34,236,540	0	0	-11,112	47,684,356	0	47,684,356
Homestead Credits									23

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** -26,879      0      **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 518,892  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 518,892**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 466,118  
 Returned to County Treasurer: 0  
**Total Expenditures: 466,118**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 25,895      0      **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For ARNOLDS PARK URBAN RENEWAL

### Zephyr Drive Storm Sewer and Parking

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Water Loop - West Broadway

Description:	Water line Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Sewer / Stormsewer - Hwy 71

Description:	Utility work - Hwy 71 Corridor
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Hwy 71 - Landscape & Ltg.

Description:	Trails, Sidewalks, Street Lights, Landscape Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

### West Broadway St Reconstruction

Description:	Roadway and Utility Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Broadway Trails and Lighting

Description:	Pedestrian Lighting, Trails Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

### Parking - Legion/Hwy 71

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

## Cemetary and War Memorial

Description:	Landscaping along Hwy 71 and Bascom St.
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Lake Street Lighting

Description:	Pedestrian Trails, Lighting
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Hwy 71 Welcome Signs

Description:	City Entrance Signs
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## City Park Redevelopment

Description:	Downtown City Park - Parking/shelter/trails
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Lake Shore Drive

Description:	Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ARNOLDS PARK URBAN RENEWAL

### 2010A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,200,000
Interest:	1,304,185
Total:	3,504,185
Annual Appropriation?:	Yes
Date Incurred:	01/01/2010
FY of Last Payment:	2029

### 2010B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	308,170
Interest:	42,414
Total:	350,584
Annual Appropriation?:	Yes
Date Incurred:	12/02/2010
FY of Last Payment:	2022

### 2012 GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,440,000
Interest:	224,995
Total:	2,664,995
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2024

### 2014B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	486,270
Interest:	86,103
Total:	572,373
Annual Appropriation?:	Yes
Date Incurred:	06/02/2014
FY of Last Payment:	2027

## Non-Rebates For **ARNOLDS PARK URBAN RENEWAL**

TIF Expenditure Amount:	61,705
Tied To Debt:	2010A GO Bonds
Tied To Project:	Sewer / Stormsewer - Hwy 71

TIF Expenditure Amount:	37,819
Tied To Debt:	2010A GO Bonds
Tied To Project:	Hwy 71 - Landscape & Ltg.

TIF Expenditure Amount:	7,383
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Zephyr Drive Storm Sewer and Parking

TIF Expenditure Amount:	7,328
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Parking - Legion/Hwy 71

TIF Expenditure Amount:	4,229
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Lake Street Lighting

TIF Expenditure Amount:	2,097
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Hwy 71 Welcome Signs

TIF Expenditure Amount:	4,510
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Water Loop - West Broadway

TIF Expenditure Amount:	106,958
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	West Broadway St Reconstruction

TIF Expenditure Amount:	50,117
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Broadway Trails and Lighting

TIF Expenditure Amount:	64,858
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Cemetary and War Memorial

TIF Expenditure Amount:	56,014
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	City Park Redevelopment

TIF Expenditure Amount:	20,635
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Lake Shore Drive

TIF Expenditure Amount:	42,465
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Tied To Debt:	2014B GO Bonds (Portion)
Tied To Project:	City Park Redevelopment

## TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL (30001)  
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 30068

TIF Taxing District Base Year:	1989		<b>UR Designation</b>
FY TIF Revenue First Received:	1990	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	05/1990

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	24,148,700	38,040,600	0	0	-11,112	62,178,188	0	62,178,188
Taxable	0	13,458,928	34,236,540	0	0	-11,112	47,684,356	0	47,684,356
Homestead Credits									23

	<b>Frozen Base Value</b>	<b>Max Increment Value</b>	<b>Increment Used</b>	<b>Increment Not Used</b>	<b>Increment Revenue Not Used</b>
Fiscal Year 2016	15,725,400	46,463,900	31,574,614	14,889,286	244,471

FY 2016 TIF Revenue Received: 518,892



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## Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL  
 UR Area Number: 30002  
 UR Area Creation Date: 12/1994

The plan is to stabilize, revitalize and improve the community through blight removal and by encouraging economic development and providing opportunities for creating dynamic and competitive industrial development for Arnolds Park and surrounding areas.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM	30065	30066	5,766,602

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	136,904,500	6,745,900	0	0	-116,676	143,533,724	0	143,533,724
Taxable	0	76,301,646	6,071,310	0	0	-116,676	82,256,280	0	82,256,280
Homestead Credits									225

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **11,652** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 95,265  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 95,265**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 79,852  
 Returned to County Treasurer: 0  
**Total Expenditures: 79,852**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **27,065** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For ARNOLDS PARK #2 URBAN RENEWAL

### Rohr St. to 240th Ave.

Description:	Concrete Overlay on Rohr - east of Sawmill Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### East Broadway

Description:	Roadway reconstruction from Hwy 71 to Rohr
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Forest Park Road

Description:	Utilities and Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 240th Ave.

Description:	Cost share with Dickinson Co. - Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Dam Road - Helms Dr.

Description:	Water/Sewer and Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ARNOLDS PARK #2 URBAN RENEWAL

### 2010B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	921,830
Interest:	126,944
Total:	1,048,774
Annual Appropriation?:	Yes
Date Incurred:	12/01/2010
FY of Last Payment:	2022

### 2012 GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2015

## Non-Rebates For ARNOLDS PARK #2 URBAN RENEWAL

TIF Expenditure Amount:	37,056
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Dam Road - Helms Dr.

TIF Expenditure Amount:	2,002
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	East Broadway

TIF Expenditure Amount:	504
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Forest Park Road

TIF Expenditure Amount:	10,515
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	240th Ave.

TIF Expenditure Amount:	29,775
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Rohr St. to 240th Ave.

## TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL (30002)  
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM  
 TIF Taxing District Inc. Number: 30066

TIF Taxing District Base Year:	1993	<b>UR Designation</b>
FY TIF Revenue First Received:	1995	Slum No
Subject to a Statutory end date?	No	Blighted 12/1994
		Economic Development No

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	136,904,500	6,745,900	0	0	-116,676	143,533,724	0	143,533,724
Taxable	0	76,301,646	6,071,310	0	0	-116,676	82,256,280	0	82,256,280
Homestead Credits									225

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	19,691,600	82,256,280	5,766,602	76,489,678	1,255,904

FY 2016 TIF Revenue Received: 95,265

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## Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL  
 UR Area Number: 30026  
 UR Area Creation Date: 11/2006

UR Area Purpose: This plan is intended to stabilize, revitalize and improve the community by encouraging new commercial economic development opportunities within the community and Dickinson County Iowa.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE	30141	30142	8,803,955

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,522,400	6,668,700	0	0	0	23,191,100	0	23,191,100
Taxable	0	9,208,502	6,001,830	0	0	0	15,210,332	0	15,210,332
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **3,035** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 144,242  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 144,242**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 132,506  
 Returned to County Treasurer: 0  
**Total Expenditures: 132,506**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **14,771** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

### Linden Drive Water and Sewer

Description:	Water and Sewer upgrades to Linden Dr.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Hinshaw Bridge

Description:	Cost share bridge construction with County and DOT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Linden Drive Trails and Lighting

Description:	Construction of trails and sidewalks as well as street lighting
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Linden Dr. intersection Hwy 71

Description:	Right turn lane and reconstruction of roadway from Hwy 71 to Iowa St.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

### 2014B Go Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,458,750
Interest:	258,309
Total:	1,717,059
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2027



## Non-Rebates For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

TIF Expenditure Amount:	5,368
Tied To Debt:	2014B Go Bonds
Tied To Project:	Linden Drive Water and Sewer

TIF Expenditure Amount:	104,325
Tied To Debt:	2014B Go Bonds
Tied To Project:	Hinshaw Bridge

TIF Expenditure Amount:	6,710
Tied To Debt:	2014B Go Bonds
Tied To Project:	Linden Drive Trails and Lighting

TIF Expenditure Amount:	16,103
Tied To Debt:	2014B Go Bonds
Tied To Project:	Linden Dr. intersection Hwy 71

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## TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL (30026)  
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE  
 TIF Taxing District Inc. Number: 30142  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,522,400	6,668,700	0	0	0	23,191,100	0	23,191,100
Taxable	0	9,208,502	6,001,830	0	0	0	15,210,332	0	15,210,332
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	862,900	15,210,332	8,803,955	6,406,377	105,188

FY 2016 TIF Revenue Received: 144,242